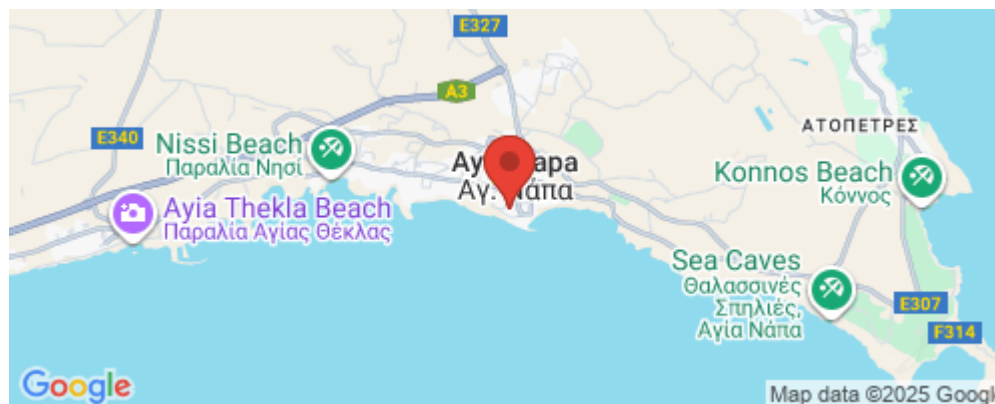


## 4 Bedroom House for Sale in Famagusta - Agia Napa

Reference ID: #SA29481 Price details: €1,200,000 + VAT In the heart of Ayia Napa, only a short walk from the monastery square and even closer to the sea, this villa is situated. In a gated development that comprises only eight villas, while offering its owner the privileges of luxurious detached property in a central location. While making this your home, you can instantly alternate between the excitement of Ayia Napa and the quiet privacy of your own home. Step outside and you will find everything you need and enjoy within walking distance; from a sandy Blue Flag beach, to a variety of amenities for your every day needs, as well as different entertainment hot spots, during day and night....



### Property Info

Covered Area	<b>209</b>
Covered Veranda	<b>27</b>
Uncovered Veranda	<b>120</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>408</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA29481</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Famagusta - Agia Napa  
**Coordinates:** **34.983970722599 / 33.999111216264**

Region: **Famagusta**

## Price: €1 200 000 + VAT

VAT for this property is **€107,426** or **€228,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 742.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€1 200 000 on Oct 19, 2023  
 €1 250 000 on Mar 2, 2024  
 €1 200 000 on Mar 16, 2025







